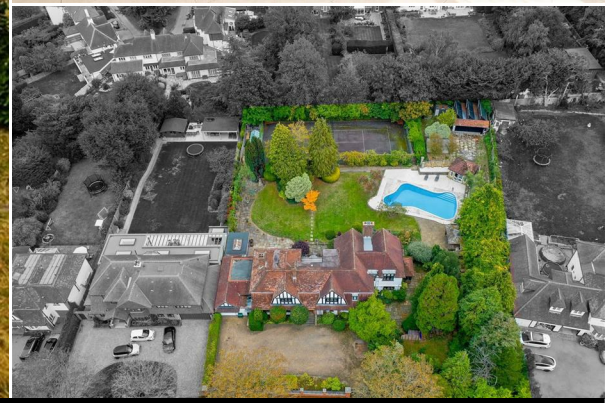


11 The Highway, Sutton, SM2 5QT

Guide price £2,000,000

6 3 4

WH WATSON HOMES
Estate Agents

11 The Highway, Sutton, SM2 5QT

Overview

SUBSTANTIAL PLOT - NO ONWARD CHAIN Watson Homes are delighted to present this impressive detached family residence, enviably located on one of South Sutton's most prestigious and sought-after streets.

Occupying a generous double-width plot of nearly 5,000 sq ft, this substantial home offers exceptional space and potential, including a gated in-and-out driveway and expansive grounds extending to over three-quarters of an acre.

Properties on The Highway rarely come to market, making this a truly rare opportunity. Set on one of the largest plots on the street, the grounds offer incredible versatility — with space to accommodate a swimming pool, tennis court, and even a detached garage with separate secure side access.

From the moment you approach, it's clear why this street is so highly coveted. The sense of privacy, prestige, and space is unmistakable.

With huge scope for development or extension (subject to planning permission), this property offers far more than meets the eye. The plot size is notably wider than most in the area, presenting a superb chance to create a bespoke family home in an exceptional location, and offered to the market with no onward chain.

11 The Highway, Sutton, SM2 5QT

Accommodation

Covered entrance
Ornate wooden front door to..

Entrance vestibule
Tiled flooring, double wooden doors to..

Spacious entrance hall
Open fireplace with stone surround, panelled walls and plate rack, tiled flooring, covered radiators, double glazed leaded light windows and doors to rear aspect.

Lounge
Double glazed leaded light windows to front side and rear aspects, fitted shelving and media wall with storage cupboards, solid wood flooring, coved ceiling and ceiling rose, fireplace with stone surround, covered radiators.

Snug
Double glazed leaded light windows to front and side aspects, single panel radiator, solid wood flooring, coved ceiling.

Kitchen/diner/family area
Bespoke fitted kitchen with range of wall units and cupboards below, granite worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, Aga with extractor fan above, integrated wine cooler, integrated fridge and freezer, integrated oven/grill and coffee machine, island with breakfast bar and inlaid stainless steel sink with brushed chrome mixer tap, integrated dishwasher, double glazed light windows to front aspect and bi folding doors to rear, modern radiator, tiled flooring.

Utility room
Range of fitted wall units with matching cupboards below, granite worktop with inlaid stainless steel sink and brushed chrome mixer tap, space and plumbing for washing machine and tumble dryer, door leading to gated storage area.

Games room
Double glazed leaded light window to front aspect, double panelled and covered radiators, solid flooring, fitted bar area and shelving with display lighting, doors leading to..

Sunroom
Double glazed leaded light windows to side and rear aspects and doors leading to garden, feature sky lantern, tiled flooring with underfloor heating.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, heated towel rail, tiled flooring, tiled walls, obscure double glazed light window to front aspect.

Stairs to 1st floor landin
Feature stained glass windows to rear aspect, single panel radiator.

Master bedroom
Double glazed leaded light windows to front, side and rear aspects, cast iron radiators, solid flooring, separate dressing area.

Ensuite bathroom
Spacious luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, sunken bath with chrome mixer tap and fitted TV unit, large wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, double glazed windows to front and side aspects, extractor fan.

Bedroom two
Double glazed leaded light window to front aspect, single panel radiator, built-in storage unit.

Ensuite shower
Consisting tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush, tiled walls, extractor fan, obscure double glazed leaded light window to front aspect, fitted plantation shutter.

Bedroom three
Double glazed leaded light window to rear aspect, double panel radiator, picture rail.

Bedroom four
Double glazed leaded light window to front aspect, single panel radiator, picture rail.

Separate landing
Fitted storage cupboards, double glazed windows to side and rear aspects and door leading to roof terrace as well as access back to the ground floor.

Bedroom five
Double glazed leaded light window to side aspect, solid flooring, single panel radiator.

Bedroom six
Double glazed leaded light window to rear aspect, picture rail, single panel radiator.

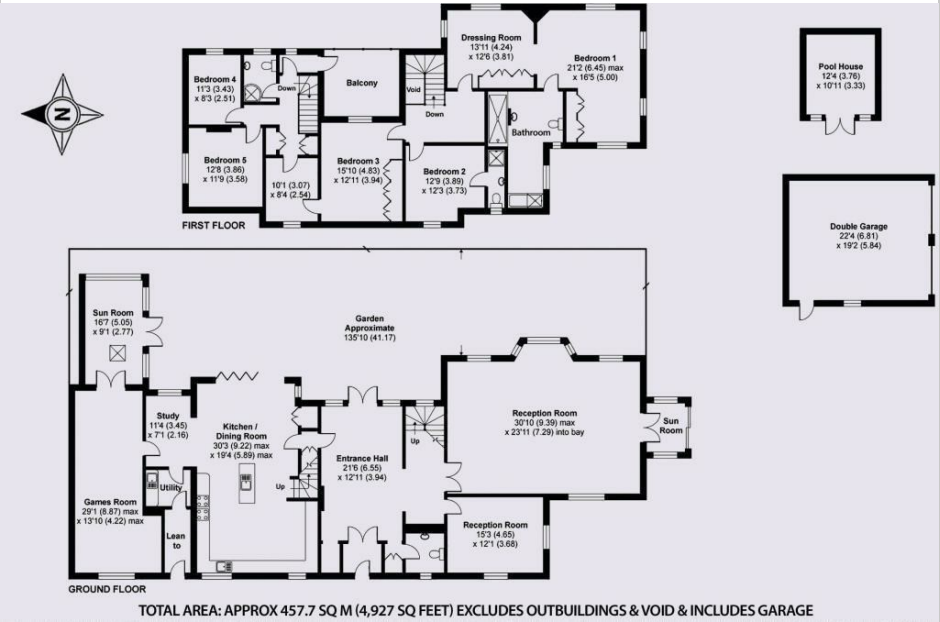
Bathroom
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, tiled walls, tiled flooring.

Rear garden
Large Indian sandstone paved patio area and footpath at side, access to tennis courts, sheltered Jacuzzi and gated side access with further patio area, mainly laid to lawn with mature shrubs and plants bordering, sheltered Jacuzzi area, swimming pool and detached brick built pool house.
Further rear section with outbuildings and detached double garage, fence enclosed, gated at the side with vehicular access

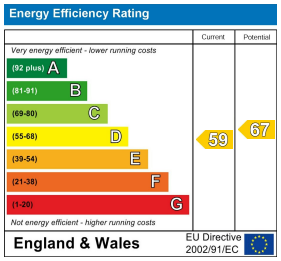
Front
Block paved driveway providing off street parking for several vehicles, brick wall and hedge border with gated access and entry phone system.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Additional Information



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

58 Banstead Road, Surrey, SM5 3NL
Tel: 020 4537 3222 Email: email@watsonhomesproperty.com
www.watsonhomesproperty.com

WATSON HOMES
Estate Agents